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APARTMENT 7, 194 BRISTNALL HALL ROAD, OLDBURY, WEST MIDLANDS, B68 9TZ
£95,000





LOCATION

The property occupies a corner position within a popular residential area and is well positioned for local amenities and public transport with motorway access at junction 2 of the M5 nearby. It is here on the corner of Bristnall Hall Road and Brookfields Road that you can find the property as indicated by the agents for sale board.

DESCRIPTION

Well proportioned ground floor property which benefits from allocated parking, gas central heating (NEW combi boiler 2019) and has no upward chain. Set within a well established residential area the accommodation has secure intercom entry system with communal entrance. This briefly comprises, entrance hall, kitchen, lounge, two bedrooms and shower room. Externally there is designated and visitor parking. The property benefits from UPVC glazing, gas central heating (combi boiler) and has a long 150 year lease. EPC Rating: C

Entrance Door leads to Communal Hallway And The Property

Door leads to Entrance Hall

Entrance Hall

Having tiled flooring, single panel radiator, two ceiling light points, access to three stores and doors to all rooms.

Kitchen 9' 2" min x 8' 2" (2.79m x 2.49m)

Fitted with a range of wall and base units with work surfaces over, built in electric oven and hob with chimney canopy over, inset sink unit, integrated washing machine, space for fridge, tiled flooring, recessed ceiling lights and concealed wall mounted combination gas central heating boiler.

Lounge 12' 6" x 9' 4" (3.81m x 2.84m)

Dual Aspect - Having two Juliette balconies, double panel radiator and two ceiling light points.



Bedroom One 11' 7" x 11' 4" (3.53m x 3.45m)

Front Facing - Having fitted wardrobes, double panel radiator and ceiling light point.

Bedroom Two 9' 3" x 8' 9" (2.82m x 2.66m)

Front Facing - Having single panel radiator and ceiling light point.

Bathroom 7' 0" x 6' 6" (2.13m x 1.98m)

Fitted with suite comprising paneled bath with electric shower and screen, low flush wc, pedestal wash hand basin, heated towel rail, tiled flooring, extractor and recessed ceiling lights.

External

Having allocated and visitor parking to the rear.

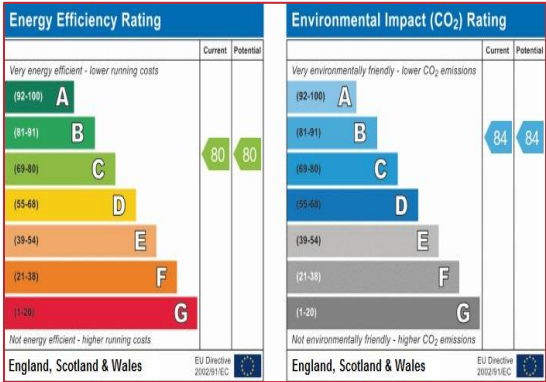
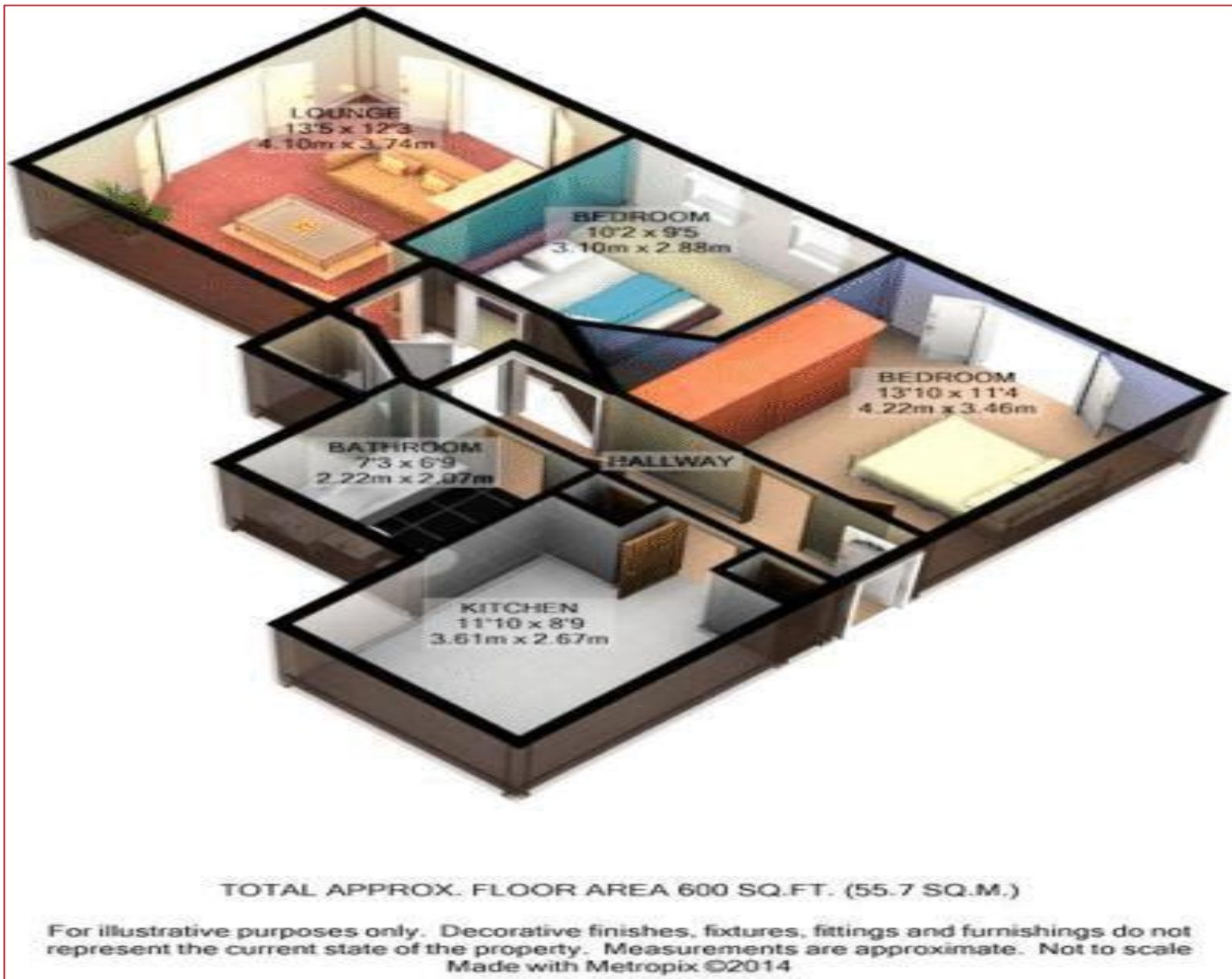
Lease

The property is Leasehold and we are informed by clients is held under a 150 year lease which commenced 1st January 2006 (Around 137 years unexpired at time of writing). We understand it is subject to a half yearly service charge of £1048.10 and half yearly ground rent of £49.50. (Vendor advises the maintenance charge is currently under review)

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.





Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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